

## \$609,400 - 8145 Orchards Green Green, Edmonton

MLS® #E4442508

**\$609,400**

6 Bedroom, 4.00 Bathroom, 1,938 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Discover this stunning 6-bedroom, 4 full bathroom half duplex in the highly sought-after community of The Orchards, offering over 1,900 sqft of thoughtfully designed living space. The main floor boasts an open-concept layout with a high ceiling in the living area open to above, creating a bright and airy ambiance perfect for both relaxing and entertaining. Upstairs features 4 spacious bedrooms and 3 full baths, while the fully finished legal 2-bedroom basement suite with its own bathroom provides an excellent mortgage helper or space for extended family. Enjoy the convenience of a double attached garage, a built deck, and fully completed landscaping, making this home truly move-in ready. Located near top-rated schools, parks, and exclusive access to The Orchards Residents Association amenities, this home is the perfect blend of luxury, comfort, and functionality.

Built in 2022

### Essential Information

MLS® #	E4442508
Price	\$609,400
Bedrooms	6
Bathrooms	4.00
Full Baths	4



Square Footage	1,938
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	8145 Orchards Green Green
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2N6

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 12th, 2025
Days on Market	8
Zoning	Zone 53
HOA Fees	443.1
HOA Fees Freq.	Annually

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